

MINUTES

Cascade Charter Township Planning Commission
Monday, July 07, 2014
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Hammond, Lewis, Mead, Pennington, Rissi, Sperla, Williams, Waalkes
Members Absent: Robinson, (excused)
Others Present: Planning Director Steve Peterson and those listed on Supplement #1.

ARTICLE 2. Pledge of Allegiance to the flag

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda. Support by Member Mead. Motion carried 8-0.

ARTICLE 4. Approve the Minutes of the June 16, 2014 meeting.

Motion was made by Member Waalkes to approve the Minutes. Support by Member Mead. Motion carried 8-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

Jeff Dionne, 2984 Thornapple River Drive, stated that since the 36th Street ramp was built Thornapple River Road has become very dangerous.

**ARTICLE 6. Case #14:3190 Adam Schaap
Public Hearing**

Property Address: 1910 Laraway Lake

Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building that is over 832 sq. ft.

Planner Peterson stated a single family home is being built on the site. The property itself is about 13 acres with a possible lot split on the northern 3 acres. This lot split removed the issue of the building being built in the front yard. They are now not planning on splitting the lot which requires them to get a Zoning variance to proceed. The accessory building is about 62' X 42' or 2,600 sq. ft. The building measures 21.5 feet to the midpoint which requires a 40 foot setback. It meets the setback requirement. They do not show any lighting on the plan. They did not indicate the use of the building. We do not allow for living space or to run a business out of an accessory building. The accessory

building is being built to match the architecture of the home being built. The house is about 8,000 sq. ft. and the accessory building will be 2,600 sq. ft. on a 13 acre lot. This would be consistent with what we have allowed in the past. I am recommending approval of the request with the condition that they acquire a Zoning Variance to have the building in the front yard, with the added condition that they cannot run a business from the accessory building.

Discussion followed regarding the possibility of splitting the lot.

Chairman Pennington asked the Applicant to come forward.

Jeff Kowatch, Mike Schaap Builders spoke on behalf of the Applicant. There is no intention to split the property. The intended use of the accessory building is storage for an RV and a basketball court for the kids. There will not be a business operating out of the building. The building is 258 feet from the Right of Way on Laraway Lake. We are placing the building in this location due to the geography of the lot. The building will be heated but not plumbed for water or sewer.

Member Lewis made a motion to open the Public Hearing. Support by Member Hammond. Motion passed 8-0.

Chairman Pennington requested members of the Public to come forward with comments.

Jim Delapa, 1842 Cascade Farms Drive, stated that he is concerned with the possible length of the motor home creating traffic problems on Laraway Lake Road.

Gary Foerster, 1969 Laraway Lake Drive, requested a clarification if the property was going to be on water and sewer or septic. Planner Peterson stated the property will be on water and sewer.

Fred Gore, 1875 Cascade Farms Drive, stated that the accessory building is outstanding in architecture and materials. He applauds the builder and homeowner for respecting the caliber of our neighborhood and his own property.

Member Lewis made a motion to close the Public Hearing. Support by Member Rissi. Motion passed 8-0.

Member Mead made a motion to approve Case # 14:3190 for the accessory building at 1910 Laraway Lake with the amendment that the project receive Zoning Board of Appeals Approval. Support by Member Sperla. Motion passes 8-0.

ARTICLE 7. Any other business

ARTICLE 8. Adjournment

Motion to adjourn by Member Lewis. Support by Member Williams. Motion passes 8-0.

Meeting adjourned at 7:34 PM.

Respectfully submitted,

Aaron Mead, Secretary

Ann T. Seykora & Debra W. Groendyk, Planning Administrative Assistant